



Planning Commission Agenda August 6, 2014

6:00 P.M.

Planning Commissioners

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

Treaci Tagg

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: June 4, 2014

2. Preliminary Plat

- a. **White Rail Subdivision**
Applicant: LEI
General Plan: High Density Residential
Zoning: R-1-6
Location: 980 South Highway 51

3. Conditional Use Permit

- a. **AT&T Wireless upgrade of LET antennae**
Applicant: Technology Associates
General Plan: Mixed Use
Zoning: R-1-6
Location: 350 South 300 East

4. Zone Text Amendment

- a. **Title 15 Height Restriction**
Applicant: Kyle Robinson
General Plan: City Wide
Zoning: City Wide
Location: City Wide
- b. **Title 15 Transfer Station Amendment**
Applicant: Spanish Fork City
General Plan: City Wide
Zoning: City Wide
Location: City Wide

5. Other Business

6. Adjourn

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

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Tentative Minutes
Spanish Fork City Planning Commission Meeting
June 4, 2014

Commission Members Present: Chairman Brad Gonzales, Reed Swenson, Bruce Fallon, George Gull. **Absent:** Treaci Tagg, Richard Heap.

Staff Present: Dave Anderson, Community Development Director; Kimberly Brenneman; Community Development Division Secretary.

Citizens Present: Kristen Brenneman, Sage Brenneman, Michelle Memmott, Cierra Memmott, Shawn Beecher, Emmalyse Beecher, Isabella Beecher, Chloe Beecher, Tom Meeks, Hunter Meeks, Tanner Meeks, McKay Meeks, Kristen Pearson, Luke Pearson, Brady Pearson, Candy Brandon, Carter Brandon, Mason Brandon, Kennedy Brandon, Sawyer Brandon, Christy Lowe, Katie Lowe, Sophie Lowe, Paige Lowe, Kala Herbert, Rylan Herbert, Conner Herbert, Jennifer Hawkins, Brooklyn Hawkins, Halle Hawkins, Peyton Hawkins, Spencer Meeks, Melynie Meeks, Dean Ingrahm, David Isaac, Amberlyn Prior, Mary Isaac, Lisa Cowan, Kenzie Cowan, Kallie Cowan, Brian Gaber, Mary Warner, Morgan Warner, David Gardner, Hilary Fallon, Micah Fallon, Kate Fallon.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales asked Mason Brandon to lead the pledge.

Chairman Gonzales spoke about the Play Unplugged program and explained what the Planning Commission does.

Approval of Minutes: May 14, 2014

Commissioner Swenson recommended a change to who was in attendance for the May 14, 2014 meeting

Commissioner Fallon **moved** to **approve** the May 14, 2014 minutes with the proposed changes. Commissioner Gull **seconded** and the motion **passed** all in favor. Chairman Gonzales abstained.

ZONE CHANGE APPLICATION (public hearing)

Isaac's Landing

Applicant: Amberlyn Prior

General Plan: Low Density Residential

Zoning: R-R current; R-1-15 proposed

Location: 916 South Mill Road

47 The current zone is Rural Residential; the applicant wishes to divide the property into 5 lots and
48 is requesting the property be rezoned to R-1-15. As proposed, the lots meet the required R-1-
49 15 minimum lot size requirement. Staff recommends the approval of the Zone Change.

50
51 Chairman Gonzales opened the hearing for public comment.

52
53 There were no comments.

54
55 Chairman Gonzales closed the hearing for public comment.

56
57 There were no comments from the Commission.

58
59 Commissioner Swenson **moved** to recommend **approval** of the proposed Isaac's Landing Zone
60 Change Application from the R-R zone to the R-1-15 zone.

61 Commissioner Gull **seconded** and the motion **passed** all in favor.

62

63

64 **Academy Park**

65 **Applicant:** Dean Ingram

66 **General Plan:** Low Density Residential

67 **Zoning:** R-R current; R-1-15 proposed

68 **Location:** 1250 South Mill Road

69

70 Part of the Academy Park development is part of a previously approved project. The project
71 lost its approval due to inaction but the zoning remained in place. This is a proposed Master
72 Planned Development. This is the first project to be approved with the new Master Planned
73 Development standards. The lots vary in size; however, the average lot size meets the R-1-15
74 requirements. There is a pedestrian connection between the south cul-de-sac and the north
75 street. Staff recommends the Zone Change and the Preliminary Plat be approved.

76

77 Commissioner Swenson stated that he has been approached from a resident on Mill Road and
78 there is concern about the width of the road. City staff addressed the concern by stating that
79 over time, as maintenance is completed, the City will widen the shoulder as much as possible.
80 As development occurs the road will widen to the collector width standard.

81

82 The developments that are currently ongoing are in the process of widening the road. With the
83 Academy Park development, there will be about 15' or so of new pavement added to Mill Road.

84

85 The City hired a consultant to evaluate how to best develop Mill Road.

86

87 Chairman Gonzales would like to open the hearing for public comment

88

89 Amber Prior approached the Commission to discuss the width of Mill Road.

90

91 Chairman Gonzales thanked Amber Prior for her comment and said they were not the
92 governing body to make that decision.

93

94 Dean Ingram approached the Commission to discuss the road realignment. He will be pulling
95 out curb and gutter in front of the existing homes to help with the realignment.

96
97 Dean Ingram went into depth with the phasing of the development. Phase 1 and 2 will run
98 concurrently, the cul-de-sac and the most west part of the development connecting to
99 Muhelstein Meadows.

100
101 Chairman Gonzales closed the hearing for public comment.

102
103 There was no further comment from Staff or the Commission.

104
105 Commissioner Fallon **moved** to recommend that the City Council approve the Zone Change for
106 Academy Park, adjacent to Mill Road, from the R-R zone to the R-1-15 zone based on the
107 following findings:

- 108 1. That the proposed Zone Change is consistent with the General Plan.
- 109 2. That the proposed Zone Change is consistent with the surrounding property on the
110 same side of Mill Road.
- 111 3. That the City is prepared to provide service to developments in the R-1-15 zone.

112 Commissioner Swenson **seconded** and the motion **passed** all in favor.

113

114

115 PRELIMINARY PLAT

116

117 **Isaac's Landing**

118 **Applicant:** Amberlyn Prior

119 **General Plan:** Low Density Residential

120 **Zoning:** R-1-15

121 **Location:** 916 South Mill Road

122

123 The information was already addressed when the Zone Change application was presented.

124

125 Commissioner Fallon **moved** to recommend that the City Council approve the Isaac's Landing
126 Preliminary Plat based on the finding that the plat meets the City's R-1-15 requirements and
127 subject to the following conditions:

- 128 1. That the applicant meet the City's Development Standards.
- 129 2. That a private sewer easement be provided across the center three lots.
- 130 3. That the applicant obtain water to meet the development's water obligations.

131 Commissioner Gull **seconded** and the motion **passed** all in favor.

132

133

134 **Academy Park**

135 **Applicant:** Dean Ingram

136 **General Plan:** Low Density Residential

137 **Zoning:** R-1-15

138 **Location:** 1250 South Mill Road

139

140 Commissioner Swenson **moved** to recommend **approval** of the proposed Academy Park
141 Preliminary Plat conditioned upon the following:
142 1. That the pedestrian connection be provided as outlined in the Preliminary Plat presented
143 at the Planning Commission meeting.
144 2. That the applicant updates the phases on the plat.
145 Commissioner Fallon **seconded** and the motion **passed** all in favor.

146
147
148 **River Cove**
149 **Applicant:** LEI
150 **General Plan:** Low Density Residential
151 **Zoning:** R-1-12
152 **Location:** 920 South River Ridge Lane

153
154 This development has been in progress for about 10 years. This plat was approved but lost its
155 vesting due to inactivity. When the applicants came back to the City for re-approval they were
156 required to meet the new City's guidelines and some modifications to the plat were made.
157 Staff recommends that the plat be approved.

158
159 Chairman Gonzales mentioned that there was a question of who would build the trail in the
160 DRC minutes of May 21, 2015. Cory Pierce felt there was a disconnect between City Staff
161 and the applicant. In Master Planned Developments, the applicant is generally responsible for
162 building trails not just deeding the property over to the City.

163
164 The applicant recently met with Chris Thompson and Dave Oyler as to how they were going to
165 make it all work. In 2011, there were discussions about access to the river for flooding. The
166 applicant is willing to deed the property over to the City along with completing an Erosion
167 Control Study and completing any recommendations of the Study. The applicant feels they
168 should not have to bear the burden of building the trail.

169
170 Cory Pierce stated from the City's stand point, the trail is for access to the river in a time of an
171 emergency more than anything and the desire is to give the City access to the river for
172 maintenance. The trail will also provide access to the sports park.

173
174 Chairman Gonzales does not feel comfortable recommending approval of the proposed
175 Preliminary Plat due to questions about who should bear the cost of building the trail.
176 Chairman Gonzales stated that they are not the correct body to determine if the City is willing
177 or able to bear the cost of building the trail.

178
179 Chairman Gonzales **moved** to recommend **approval** to City Council of the proposed River Cove
180 Preliminary Plat subject to the following conditions:
181 1. That the applicant, with the first Final Plat, bond for the road connection which includes
182 curb, gutter and utilities connecting Sandbar Way to Quail Hollow.
183 2. That the applicant bond for erosion control pursuant to the Erosion Control Study.
184 3. That the applicant quit claim deed the land north of the river lots and west connection
185 with the approval of the Preliminary Plat to the City.

- 186 4. That the applicant work with SUVPS to provide the necessary clearances of the line
187 through the area on the north end of the property.
188 5. That the trail and deed issue be addressed by the City Council.
189 Commissioner Fallon **seconded** and the motion **passed** all in favor.

190
191

192 **Warner Subdivision**

193 **Applicant:** Gardner and Associates
194 **General Plan:** Low Density Residential
195 **Zoning:** R-1-9
196 **Location:** 1000 East Scenic Drive

197

198 Dave Anderson addressed the Commission regarding the proposed development stating that it
199 meets the City's development requirements. The City was approached by the property owners
200 of the triangular shaped parcel adjacent to the development. The land owners of that parcel
201 have requested that access be provided to that parcel. The City Staff has gone through all the
202 meeting minutes where that parcel was discussed. Staff has not been able to find any
203 commitments that have been made that access would be provided to the landlocked parcel.
204 The City does not like to see properties land-locked. However, in this case, access can be
205 provided from River Bottoms Road. Staff does not believe the applicant should be required to
206 provide access.

207

208 Commissioner Fallon stated that the applicant is a client of his.

209

210 The applicant addressed the Commission. The three owners of the property to the south west
211 are all partners in ownership of the land-locked property. The applicant stated that there is the
212 prospect of a person purchasing the land-locked property as well as a property in the
213 development that backs the land-locked property to protect the view.

214

215 Chairman Gonzales expressed concerns with the alignment of the most south lot and driveway
216 access. Dave Anderson suggested that staff work with a consultant to determine if there is a
217 potential issue. The applicant said he could configure a house plan as to not have the driveway
218 line up with the intersecting road.

219

220 Commissioner Swenson **moved** to recommend **approval** to City Council of the proposed
221 Warner Subdivision Preliminary Plat subject to the following conditions:

222

- 222 1. That the plat conform to the City's requirement of the subdivision
- 223 2. That the applicant takes into consideration the driveway access on lot 13.

224

224 Commissioner Gull **seconded** and the motion **passed** all in favor.

225

226

227 **OTHER BUSINESS**

228

229 Chairman Gonzales recommended that the Planning Commission not have a meeting in July.
230 After some discussion it was determined the Planning Commission will meet on July 2nd.

231

232 Chairman Gonzales would like to add August 20th as a work session to the Planning
233 Commission Meeting schedule; he would like to address the General Plan Map.

234
235 Commissioner Fallon would like to address the following:

- 236 ▪ Mixed Use, what is it?
- 237 ▪ Understanding the inventory of the City with single-family and multi-family homes.

238
239 There will not be a Parade of Homes home in the Spanish Fork, which is disappointing to Dave
240 Anderson and Chairman Gonzales. Commissioner Fallon mentioned there is a lack of large lots
241 in the City.

242
243 Dave Anderson would like to discuss Multi-family zoning in a work session meeting.

244
245 Commissioner Gonzales **moved** to **adjourn**.

246 Commissioner Fallon **seconded** and the motion **passed** all in favor at 7:26 pm.

247
248
249 **Adopted:**

Kimberly Brenneman
Community Development Division Secretary

DRAFT



PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION WHITE RAIL PRELIMINARY PLAT REAPPROVAL

Agenda Date: August 6, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Dave Simpson is requesting that that the Preliminary Plat be reapproved for an 87-lot subdivision located in the R-1-6 Zone. The approval for this project expired on May 21, 2014.

Zoning: R-1-6.

General Plan: High Density Residential.

Project Size: 26.14 acres.

Number of lots: 87.

Location: approximately 900 North State Road 51.

Background Discussion

This proposal involves reapproving the Preliminary Plat for White Rail, a development containing 87 residential lots. No significant changes are proposed from the City's most recent approval.

As currently proposed, the project meets the City's requirements for standard subdivisions in the R-1-6 Zone. As such, City staff has recommended that the proposed development be approved.

Development Review Committee

The Development Review Committee reviewed this request in their July 23, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

White Rail Subdivision
Applicant: LEI
General Plan: High Density Residential
Zoning: R-1-6
Location: 980 South Highway 51

Junior Baker entered at 10:05 a.m.

There was discussion of the landscaping along the railroad right-of-way and the park strip along Highway 51. The subject of what will happen if the HOA neglects to maintain the park strips and railroad right-of-way was discussed. Junior Baker pointed out that according to code, if a proposed development is submitted, and meets the requirements for the application, then the DRC cannot withhold approval of the project. HOAs work best in town home settings.

Dave Anderson moved to recommend approval to the Planning Commission of the White Rail Subdivision Preliminary Plat, located at 980 South Highway 51. Seth Perrins seconded and the motion passed all in favor.

Budgetary Impact



There is no immediate budgetary impact anticipated with the approval of this plat.

Recommendation

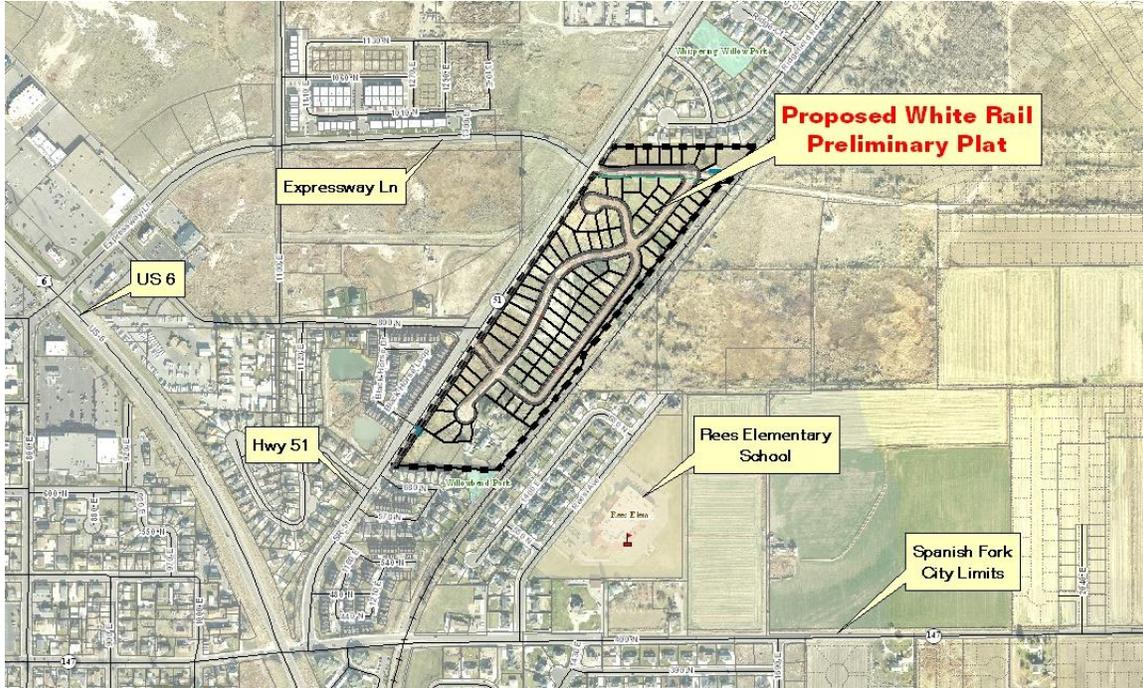
Staff recommends that the proposed Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

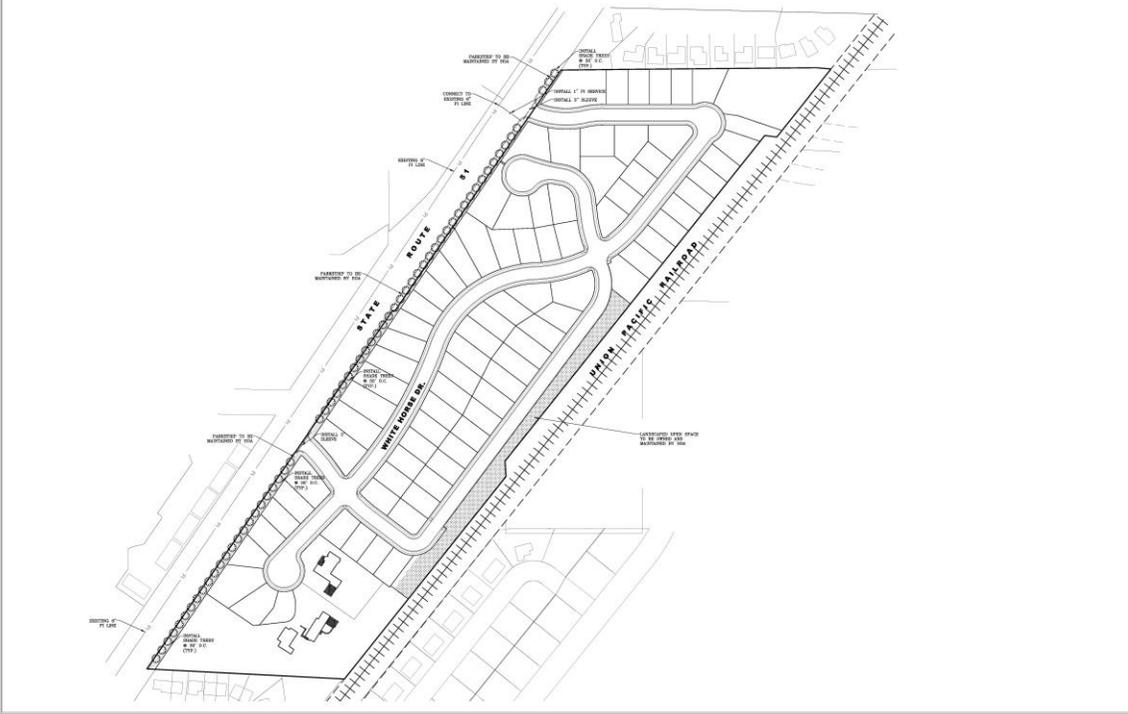
1. That the proposed Preliminary Plat conforms to the City's zoning standards for the R-1-6 Zone.

Conditions

None.



NOTE:
 1. PROPERTY LINES OF DEVELOPERS WHO OBTAIN AN OVERLAP PERMIT.
 2. DASHED LINES INDICATE THE LOCATION OF EXISTING AND PROPOSED
 3. THE "X" MARKS THE LOCATION OF EXISTING AND PROPOSED
 4. THE "X" MARKS THE LOCATION OF EXISTING AND PROPOSED
 5. THE "X" MARKS THE LOCATION OF EXISTING AND PROPOSED
 6. THE "X" MARKS THE LOCATION OF EXISTING AND PROPOSED



LEI
ENGINEERS
SURVEYORS
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 2222 N. Main Street
 Phoenix, AZ 85016
 Phone: 602.194.4200
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 www.lei-engineers.com
 www.leiplanners.com

WHITE RAIL OVERLOOK
 SPANISH FORAL UYAN
OVERALL LANDSCAPE/IRRIGATION EXHIBIT

DATE	2/20/2014
PROJECT	2008-0489
SCALE	AS SHOWN
DRAWN BY	STW
CHECKED BY	STW
DATE	7/20/2014
BY	STW



CONDITIONAL USE

REPORT TO THE PLANNING COMMISSION AT&T CONDITIONAL USE APPROVAL REQUEST

Agenda Date: August 6, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: AT&T is requesting Conditional Use approval to modify antennae on an existing communication tower.

Zoning: Public Facilities.

General Plan: Public Facilities.

Project Size: Not applicable.

Number of lots: Not applicable.

Location: Approximately 300 South and 300 West.

Background Discussion

AT&T has applied for Conditional Use approval so as to modify an existing Conditional Use by changing antennae to an existing Telecommunications Tower.

The City's response to applications of this nature in the past has been positive. The City's appreciation for colocation of antennae and other equipment at existing telecommunications sites is based on the goal of working to consolidate the equipment at existing sites rather than to have additional towers constructed.

As proposed, staff believes the proposal would have a negligible impact on the surrounding area. The Development Review Committee has recommended that the proposed Conditional Use be approved.

Development Review Committee

The Development Review Committee reviewed this request in their January 30, 2014 meeting and recommended that it be approved.

Budgetary Impact

There is no immediate budgetary impact anticipated with the amendment of this approval.

Recommendation

1. Staff recommends that the proposed Conditional Use Permit be approved based on the following findings and subject to the following conditions:

Findings



1. That collocating antennae equipment benefits the community by limiting the need for multiple towers throughout the city.
2. That the proposed equipment is not significantly larger than the existing equipment.
3. That the proposed Conditional Use will not have any detrimental impact on surrounding properties.

Conditions

None.



ALERTING SIGNS

ALERTING SIGN

GENERAL SIGNAGE GUIDELINES

STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	WARNING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOL/EMPH/ROM/ROM/ROM	ENTRANCE GATE BUILT TO DOORS ON THE OUTDOOR CABINET	CLEARING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE LEAST OF THE FIRST CLEARING SIDE, MIN. 5' FROM DOORS
ROOF TRANSFORMERS WITH HIGH VOLTAGE	ENTRANCE GATE BUILT TO DOORS ON THE OUTDOOR CABINET	CLEARING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEAD OF THE FIRST CLEARING SIDE, MIN. 5' FROM DOORS
LIGHT PULSES/LASER PULSES	ENTRANCE GATE BUILT TO DOORS ON THE OUTDOOR CABINET	ON THE POLE AND LIGHT TOWER BY BELOW THE ANTENNA	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			IF OF MAXIMUM CAPACITY AT ANTENNA, MIN. 5' FROM ANTENNA AND 10' FROM DOORS
UTILITY WOOD POLES (LPS)	ENTRANCE GATE BUILT TO DOORS ON THE OUTDOOR CABINET	ON THE POLE AND LIGHT TOWER BY BELOW THE ANTENNA	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			IF OF MAXIMUM CAPACITY AT ANTENNA, MIN. 5' FROM ANTENNA AND 10' FROM DOORS
MORCELLS MOUNTED ON NON-POLLS	ENTRANCE GATE BUILT TO DOORS ON THE OUTDOOR CABINET	ON THE POLE AND LIGHT TOWER BY BELOW THE ANTENNA	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			IF OF MAXIMUM CAPACITY AT ANTENNA, MIN. 5' FROM ANTENNA AND 10' FROM DOORS
ROOF TOPS								
AT ALL ACCESS POINTS OF THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCRETE ANTENNAS	X	X						
ANTENNAS MOUNTED INSIDE OUTDOOR LITE BUILDINGS	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRIDS								
MAXIMUM AREA W/IN 8' FROM ANTENNA	X	ADJUSTED TO MATCH ANTENNA						
MAXIMUM AREA W/IN 10' FROM ANTENNA	X	ADJUSTED TO MATCH ANTENNA						
CHURCH STEEPLES	ADJUSTED TO STEEPLE	ADJUSTED TO MATCH ANTENNA	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION BEHIND THE ANTENNA
WATER STATIONS	ADJUSTED TO STEEPLE	ADJUSTED TO MATCH ANTENNA	ON BACKSIDE OF ANTENNA	ON THE SIDE OF ANTENNA	ON THE BELTLINE DOOR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION BEHIND THE ANTENNA

GENERAL NOTES

1. OTHER NOTES ON CAUTION BEING USED TO BE POSTED AT EACH SECTION ARE CLEAR AS POSSIBLE TO THE OUTER EDGE OF THE STRUCTURE OR ASIDE OF THE OUTER ANTENNA OF THE SECTION.

2. IF A STRUCTURE BEING USED AS A TOWER HAS A STEEP SLOPE, ONLY FOLLOWING CAUTION BEING USED: MIN. 5' FROM DOORS.

3. SHOULD THE SIGNAGE BEING USED INTERFERE WITH ANY EXISTING USES OR SIGNAGE, THE SIGNAGE SHOULD BE RELOCATED.

OTHER ANTENNA, GENERAL SIGNAGE, PLEASE NOTIFY AND TO MODIFY THE SIGNAGE, WHEN TO EXISTING THE SIGN.

STAY BACK 3 FEET FROM ANTENNA

WARNING!

DANGER DO NOT TOUCH TOWERS!

BEYOND THIS POINT YOU ARE ENTERING A RESTRICTED AREA WHERE RF RADIATION MAY EXCEED THE FCC CLASSIFIED POPULATION EXPOSURE LIMITS.

ALERTING SIGN

PROPERTY OF AT&T

AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL 800-438-2622 AND REFERENCE CELL SITE NUMBER.

INFO SIGN #5

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

INFO SIGN #2

INFO SIGN #1

INFO SIGN #4

GENERAL NOTES

1

4300 REVOLUTION ROAD, SUITE 400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

112 W 200 S, SUITE C
SALT LAKE CITY, UTAH 84119

Technology Associates

UTAH MARKET OFFICE
3715 SOUTH GREEN ST.
SALT LAKE CITY, UTAH 84123
(801) 463-3622

SPANISH FORK
FA#1008464
350 SOUTH 300 WEST
SPANISH FORK, UT 84603
MONOPOLE

SHEET TITLE
SIGNAGE & NOTES

SHEET NUMBER
T-5

OVERALL SITE PLAN

1

DISCLAIMER

THESE CONCEPTS WERE PROVIDED WITH THE UNDERSTANDING THAT THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GENERAL DYNAMICS INFORMATION TECHNOLOGY. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THESE CONCEPTS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GENERAL DYNAMICS INFORMATION TECHNOLOGY.

4300 REVOLUTION ROAD, SUITE 400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

112 W 200 S, SUITE C
SALT LAKE CITY, UTAH 84119

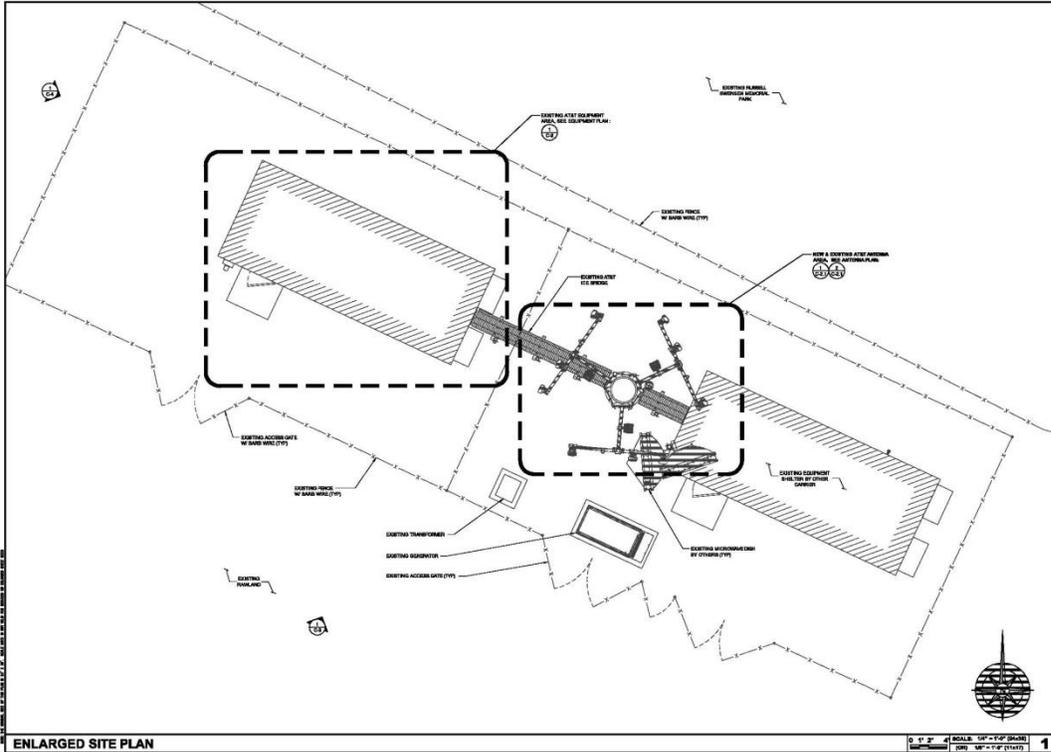
Technology Associates

UTAH MARKET OFFICE
3715 SOUTH GREEN ST.
SALT LAKE CITY, UTAH 84123
(801) 463-3622

SPANISH FORK
FA#1008464
350 SOUTH 300 WEST
SPANISH FORK, UT 84603
MONOPOLE

OVERALL SITE PLAN

SHEET NUMBER
C-1



at&t
 4310 SPOONHILL ROAD, SUITE 400
 TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
 Information Technology
 1112 W 2400 S, SUITE C
 SALT LAKE CITY, UTAH 84119

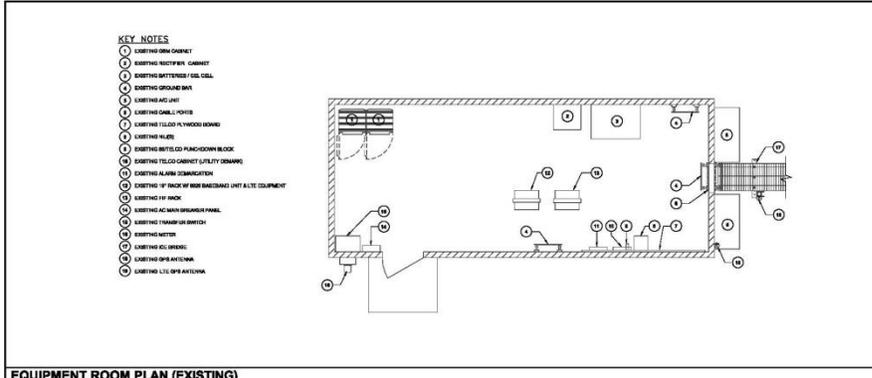
Technology Associates
 UTAH MARKET OFFICE
 3710 SOUTH GREEN ST.
 SALT LAKE CITY, UTAH 84123
 (801) 463-3920

NO.	DATE	DESCRIPTION	BY
1	08/20/08	ISSUED FOR PERMITS	J.A.
2	08/20/08	ISSUED FOR PERMITS	J.A.
3	08/20/08	ISSUED FOR PERMITS	J.A.

SPANISH FORK
 FA#10088464
 350 SOUTH 300 WEST
 SPANISH FORK, UT 84680
 MONOPOLE

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1



at&t
 4310 SPOONHILL ROAD, SUITE 400
 TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
 Information Technology
 1112 W 2400 S, SUITE C
 SALT LAKE CITY, UTAH 84119

Technology Associates
 UTAH MARKET OFFICE
 3710 SOUTH GREEN ST.
 SALT LAKE CITY, UTAH 84123
 (801) 463-3920

NO.	DATE	DESCRIPTION	BY
1	08/20/08	ISSUED FOR PERMITS	J.A.
2	08/20/08	ISSUED FOR PERMITS	J.A.
3	08/20/08	ISSUED FOR PERMITS	J.A.

SPANISH FORK
 FA#10088464
 350 SOUTH 300 WEST
 SPANISH FORK, UT 84680
 MONOPOLE

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
C-2

<p>NOTE: EXOTHERMIC WELDING TUBES MUST BE USED CONFORMING TO THE MANUFACTURER'S SPECIFICATIONS FOR PROPER WELDING TO BE USED FOR THIS PROJECT.</p>	<p>SCALE: N.T.S. 1</p>	<p>SCALE: N.T.S. 2</p>	<p>4910 BRYANBOAT ROAD, SUITE 4400 TAYLORSVILLE, UT 84133</p> <p>GENERAL DYNAMICS Information Technology</p> <p>1111 W 2400 S, SUITE C SALT LAKE CITY, UT 84119</p>
<p>SCALE: N.T.S. 3</p>	<p>SCALE: N.T.S. 4</p>	<p>NOTE: DO NOT METALLIC CABLE GROUND KIT AT A BOND</p>	<p>UTAH MARKET OFFICE 3710 SOUTH GREEN ST. SALT LAKE CITY, UT 84133 (801) 463-3920</p>
<p>NOT USED</p> <p>SCALE: N.T.S. 5</p>	<p>MECHANICAL LUG CONNECTION</p> <p>SCALE: N.T.S. 6</p>	<p>SCALE: N.T.S. 7</p>	<p>SPANISH FORK FA#1008464 390 SOUTH 300 WEST SPANISH FORK, UT 84600 MONOPOLE</p> <p>GROUNDING DETAILS</p> <p>SHEET NUMBER G-2</p>

<p>SCALE: N.T.S. 1</p>	<p>SCALE: N.T.S. 2</p>	<p>ALCATEL - LUCENT RRH42XB-1900A-1R</p> <p>FREQUENCY BAND: 1900 DDDP BAND 2</p> <p>TYPE OF OPTICAL FIBER: SINGLE MODE (SM) & MULTIMODE (MM) OPT</p> <p>POWER SUPPLY: 48V DC</p> <p>WEIGHT: 45 LBS.</p> <p>SIZE (HxWxD): 36.5x17.2x16.8</p> <p>SCALE: N.T.S. 3</p>	<p>SCALE: N.T.S. 4</p>	<p>4910 BRYANBOAT ROAD, SUITE 4400 TAYLORSVILLE, UT 84133</p> <p>GENERAL DYNAMICS Information Technology</p> <p>1111 W 2400 S, SUITE C SALT LAKE CITY, UT 84119</p>
<p>NOT USED</p> <p>SCALE: N.T.S. 5</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 6</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 7</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 8</p>	<p>UTAH MARKET OFFICE 3710 SOUTH GREEN ST. SALT LAKE CITY, UT 84133 (801) 463-3920</p>
<p>NOT USED</p> <p>SCALE: N.T.S. 9</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 10</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 11</p>	<p>NOT USED</p> <p>SCALE: N.T.S. 12</p>	<p>SPANISH FORK FA#1008464 390 SOUTH 300 WEST SPANISH FORK, UT 84600 MONOPOLE</p> <p>DETAILS</p> <p>SHEET NUMBER RF-1</p>



TO: Spanish Fork City Planning Commission and City Council

FROM: Dave Anderson, Community and Economic Development Director

DATE: July 15, 2014

RE: Amendments to Title 15

The correspondence is provided relative to proposed amendments to Title 15.

One change pertains to raising the maximum height for principal buildings in most residential zones. At present, the maximum allowed height in most residential zones is 30'. It is proposed that the maximum allowed height be raised to 35' for principal dwellings in all residential zones.

A second change would make Solid Waste Transfer Facilities a permitted use in the Public Facilities Zone while removing it as a permitted use in the Industrial 3 zone. This change would also modify the definition of a Solid Waste Transfer Facility to clarify that it must be a fully-enclosed operation.

The specific text modifications are attached to this report.

The Development Review Committee has reviewed these proposed changes and recommends that they be approved.



~~Transfer Facility: A publicly owned facility for the drop-off and temporary holding of refuse. The facility is to be self enclosed and completely fenced.~~

Solid Waste Transfer Facility: a publicly owned facility for the drop off and temporary holding of refuse, green waste, compost, recyclables, and similar materials.

15.3.16.160. Public Facilities (P-F)

This district is intended to provide for structures and uses that are owned, leased, or operated by a governmental entity for the purpose of providing governmental services to the community. Allowed uses will be necessary for the efficient function of the local community or may be desired services which contribute to the community's cultural or educational enrichment. Other allowed uses will be ancillary to a larger use that provides a direct governmental service to the community.

A. Permitted Uses:

1. Child care centers.
2. Offices.
3. Public safety facilities.
4. Court buildings and related facilities.
5. Government owned nurseries and tree farms.
6. Municipal facilities required for local service.
7. Golf courses and related facilities.
8. Public parks and recreational facilities.
9. Libraries.
10. Public art galleries.
11. Transit centers and related facilities.
12. Government maintenance shops and related facilities.
13. Campgrounds.
14. Government storage buildings.
15. Government storage yards.
16. Museums.
17. Theaters.
18. Publicly owned zoos.
19. Temporary office and construction trailers.
20. Cemeteries.
21. Publicly owned stadiums and arenas.
22. Gun clubs and firing ranges.
23. Parking structures.
24. Automotive repair.
25. Lube Centers.
26. Car wash (self or full service).
27. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).

28. Solid waste transfer facilities provided all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.

15.3.16.140. I-3 Heavy Industrial

This district is intended to provide for employment related uses including heavy manufacturing, assembling, warehousing, and wholesale activities.

Residential uses are not allowed.

A. Permitted Uses:

1. Manufacturing and assembly of finished products.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards.
5. Trucking and warehousing.
6. Research, development, and testing services.
7. Municipal facilities required for local service.
8. Offices incidental to an industrial use.
9. Impound yard.
10. Outdoor storage area.
11. Manufacture of concrete products.

B. Uses Subject to Conditions:

1. Rock Crushers with Surface Mining Overlay approval. (see '15.4.20.040)
2. Large Wind Energy Systems. (15.3.24.090 (H))

C. Uses Subject to Conditional Use Permit (see '15.3.08.060):

1. Telecommunication towers taller than sixty (60) feet.
2. Self-storage warehouses and/or recreational vehicle storage.

~~3. Transfer facilities.~~

TABLE 1 - Residential Development Standards

District	Base Density	Minimum Lot Area	Minimum Width	Minimum Depth	Minimum Setback				Max. Building Height ⁵	
					Front ⁶	Rear ⁷	Side	Corner	Principal Bldg	Accessory Bldg ¹
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units per acre	80,000 sf	180'	200'	40'	80'	20'	30'	30 35'	20'
R-1-60	.54 units per acre	60,000 sf	160'	200'	40'	60'	20'	30'	30 35'	20'
R-1-40	.81 units per acre	40,000 sf	140'	200'	30'	40'	20'	30'	30 35'	20'
R-1-30	1.07 units per acre	30,000 sf	130'	150'	40'	40'	15'	25'	30 35'	20'
R-1-20	1.61 units per acre	20,000 sf	125'	150'	30'	30'	15'	25'	30 35'	15'
R-1-15	2.15 units per acre	15,000 sf	100'	125'	20-25 ²	25'	10'	15-25 ⁴	30 35'	15'
R-1-12	2.69 units per acre	12,000 sf	100'	100'	20-25 ²	25'	10'	15-25 ⁴	30 35'	15'
R-1-9	3.58 units per acre	9,000 sf	85'	90'	20-25 ²	25'	10'	15-25 ⁴	30 35'	15'
R-1-8	4.03 units per acre	8,000 sf	75'	90'	20-25 ²	25'	10'	15-25 ⁴	30 35'	15'
R-1-6	5.37 units per acre	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	30 35'	15'
R-3	5.37 units per acre	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	30 35'	15'
R-O	N/A	6,000 sf	50'	90'	20-25 ²	25'	5-10 ³	15-25 ⁴	30 35'	15'

1 - Refer to 15.3.24.090(A) for accessory buildings

2 - 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.

3 - 5 feet on one side, 10 feet on the other for single family dwellings; 10 feet for non-residential uses;

4 - 15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry garage.

5 - Flagpoles are limited to the height of principal buildings in residential zones

6 - Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.

7 - On corner lots, the setback is reduced by 5 feet